



# CAL FIRE – RIVERSIDE UNIT

## RIVERSIDE COUNTY FIRE DEPARTMENT

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## Planning Case Conditions

**Date:** 8/24/21

**City Case Number:** CUP342

**Project Name:** Multi Tenant Building for Cannabis Business

**Reviewed By:** Chris Cox, Assistant Fire Marshal

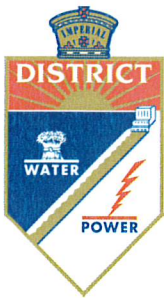
**Fire Department Permit Number:** FPCUP2100121

East Office of the Fire Marshal Responsibility

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. Cannabis Facilities: Construction plans for carbon dioxide enrichment systems, gas detection systems, plant processing and extraction systems shall be reviewed and approved by the Office of the Fire Marshal prior to the issuance of construction permits. Refer to the Riverside County Office of the Fire Marshal Technical Policies #TP16-004 and #TP16-005.
2. Prior to building permit issuance, a hazardous materials inventory statement shall be provided to the Office of the Fire Marshal. An occupancy with quantities exceeding the maximum allowable quantity per control area as indicated in Tables 5003.1.1(1) through 5003.1.1(4) of the California Fire Code shall be classified as a Group H occupancy. The construction of control areas and the maximum number of control areas within a building shall be in accordance with the California Building Code. The chemical inventories of multi-tenant spaces within a building shall be accumulated to determine the quantity limitations within a control area and a building.
3. Addressing: All commercial buildings shall display street numbers and suite numbers or letters in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1

If you have any questions or comments, then please contact me at 760-393-3386 or [chris.cox@fire.ca.gov](mailto:chris.cox@fire.ca.gov).



# IID

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August 26, 2021

Mr. Gabriel Perez  
Assistant Community Development Director  
Development Services Department  
City of Coachella  
1515 6th Street  
Coachella, CA 92236

SUBJECT: American Desert Multi-tenant Microbusinesses Project in Coachella, CA;  
CZ 21-03, VAR 21-04 & CUP 342

Dear Mr. Perez:

On August 13, 2021 the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the American Desert, LLC cannabis project; Change of Zone no. 21-03, Variance no. 21-04 & Conditional Use Permit no. 342. The applicant, Al Barlas representing Artem Artenyan, proposes to occupy an existing 18,960 sq. ft. multi-tenant industrial building and rent to possible tenants that will use the space to cultivate/grow, manufacture and distribute cannabis, non-retail. The potential tenants may occupy single or multiple units and will do their own improvements based on applicable city codes & requirements. The building is located at 86695 Avenue 54 in Coachella, CA (APN 763-280-011).

The IID has reviewed the project information and has the following comments:

1. IID will not begin any studies, engineering or estimate costs to provide electrical service to the project until the applicant submits a customer project application (available at <http://www.iid.com/home/showdocument?id=12923> and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the project, including but not limited to the construction of an additional feeder breaker, distribution line extensions and underground conduit systems, in addition to the re-configuration of distribution lines and upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.

2. However, based on the preliminary information provided to the IID, the district can accommodate the power requirements of the project by adding a new distribution feeder breaker at the existing bank #1 of the Avenue 52 Substation. In addition, a new feeder/backbone line extension (conduit, cable) will be required from Avenue 52 breaker to the project including a circuit reconfiguration. The district's ability to provide service from existing infrastructure is based on currently available capacity, which may be impacted by future development in the area. It is important to note that a detailed and final study will be developed once a customer project application and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures. The conditions of service could change as a result of the additional studies.
3. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes, transformers, commercial meter panels, residential meter concentrations and pads should be installed following IID approved plans. Physical field installation of underground infrastructure should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website <https://www.iid.com/home/showdocument?id=14229>).
4. IID Regulations governing line extensions can be found at:  
No. 2           (<http://www.iid.com/home/showdocument?id=2540>),  
No. 13         (<http://www.iid.com/home/showdocument?id=2553>),  
No. 15         (<http://www.iid.com/home/showdocument?id=2555>),  
No. 20         (<http://www.iid.com/home/showdocument?id=2560>) and  
No. 23         (<https://www.iid.com/home/showdocument?id=17897>).
5. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.
6. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
7. The applicant will be required to provide rights-of-way and easements for any power line extensions and overhead or underground infrastructure needed to serve the project.
8. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer,

storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/departments-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

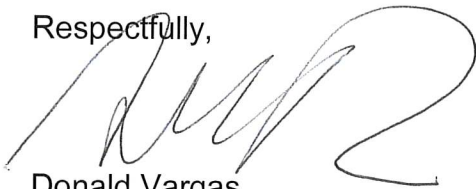
9. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.
10. Public utility easements over all private public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
11. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
12. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has

established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.

13. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <https://www.iid.com/energy/vegetation-management>.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at [dvargas@iid.com](mailto:dvargas@iid.com). Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas  
Compliance Administrator II

Enrique B. Martinez – General Manager  
Mike Pacheco – Manager, Water Dept.  
Marilyn Del Bosque Gilbert – Manager, Energy Dept.  
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.  
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.  
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service  
Jamie Asbury – Assoc. General Counsel  
Vance Taylor – Asst. General Counsel  
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Laura Cervantes – Supervisor, Real Estate